Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

2008

Open to Public Inspection

A For the 2008 calendar year, or tax year beginning and ending

B Check if applicable		C Name of organization		D Employer identification number
☐ Address change	Please use IRS label or print or type	SPACE COAST ASSOCIATION OF REALTORS, INC		
☐ Name change		Doing Business As		23-1250368
☐ Initial return	See Specific Instructions	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	E Telephone number
☐ Termination		105 MCLEOD STREET		(321)452-9490
☐ Amended return		City or town, state or country, and ZIP + 4		G Gross receipts $ 973,350.
☐ Application pending		MERRITT ISLAND, FL 32953		H(a) Is this a group return for affiliates? ☐ Yes ☒ No

F Name and address of principal officer. LEAH M. SELIG
105 MCLEOD STREET, MERRITT ISLAND, FL 32954

H(b) Are all affiliates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

I Tax-exempt status ☒ 501(c) (6) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ WWW.SPACE321.COM

H(c) Group exemption number ▶

K Type of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation: 1959 **M** State of legal domicile: FL

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities PROFESSIONAL TRADE ASSOCIATION PROVIDING SERVICES TO LOCAL REAL ESTATE PROFESSIONALS.

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	13
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	13
5	Total number of employees (Part V, line 2a)	5	8
6	Total number of volunteers (estimate if necessary)	6	300
7a	Total gross unrelated business revenue from Part VIII, line 12, column (C)	7a	563,687.
b	Net unrelated business taxable income from Form 990-T, line 34	7b	57,016.

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)		
	9	Program service revenue (Part VIII, line 2g)	955,419.	829,393.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	63,041.	37,640.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	219,482.	106,317.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,237,942.	973,350.
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)		
	14	Benefits paid to or for members (Part IX, column (A), line 4)		
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	342,299.	396,862.
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		
	b	Total fundraising expenses (Part IX, column (D), line 25)		
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24f)	790,076.	554,555.
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	1,132,375.	951,417.
	19	Revenue less expenses. Subtract line 18 from line 12	105,567.	21,933.
			Beginning of Year	**End of Year**
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	2,186,685.	2,051,581.
	21	Total liabilities (Part X, line 26)	573,366.	416,329.
	22	Net assets or fund balances Subtract line 21 from line 20	1,613,319.	1,635,252.

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OGDEN, UT

SCANNED JUL 20 2009

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

Sign Here

▶ Signature of officer | 6-15-09

▶ LEAH M. SELIG, EXECUTIVE OFFIC[redacted]

Type or print name and title

Paid Preparer's Use Only

Preparer's signature ▶ Deborah A Goode

Firm's name (or yours if self-employed), address, and ZIP + 4 ▶ HOYMAN DOBSON, CPA'S
215 BAYTREE DRIVE
MELBOURNE, FL 32940-20[redacted]

May the IRS discuss this return with the preparer shown above? (see instruc[redacted]

Part III **Statement of Program Service Accomplishments** (see instructions)

1 Briefly describe the organization's mission.
PROFESSIONAL TRADE ASSOCIATION PROVIDING SERVICES TO LOCAL REAL ESTATE PROFESSIONALS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No
If "Yes", describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No
If "Yes", describe these changes on Schedule O.

4 Describe the exempt purpose achievements for each of the organization's three largest program services by expenses. Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code) (Expenses $ 783,155. including grants of $) (Revenue $)
PROVIDE COMMUNICATION, CONTINUING EDUCATION, SUPPLIES, MULTIPLE LISTING SERVICES AND MATERIALS, AND RELATED SERVICES TO CENTRAL AND NORTH BREVARD COUNTY REALTORS; MONITOR REALTOR ETHICS AND GOVERNMENT AFFAIRS.

4b (Code:) (Expenses $ including grants of $) (Revenue $)

4c (Code:) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe in Schedule O)
(Expenses $ including grants of $) (Revenue $)

4e **Total program service expenses** ▶ $ 783,155. *(Must equal Part IX, Line 25, column (B).)*

Form **990** (2008)

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12-18-08

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1		X
2	Is the organization required to complete Schedule B, Schedule of Contributors?	2		X
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities? *If "Yes," complete Schedule C, Part II*	4		
5	**Section 501(c)(4), 501(c)(5), and 501(c)(6) organizations.** Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? *If "Yes," complete Schedule C, Part III*	5	X	
6	Did the organization maintain any donor advised funds or any accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21; serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		X
10	Did the organization hold assets in term, permanent, or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	Did the organization report an amount in Part X, lines 10, 12, 13, 15, or 25? *If "Yes," complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable*	11	X	
12	Did the organization receive an audited financial statement for the year for which it is completing this return that was prepared in accordance with GAAP? *If "Yes," complete Schedule D, Parts XI, XII, and XIII*	12	X	
13	Is the organization a school as described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the U S.?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, and program service activities outside the U S ? *If "Yes," complete Schedule F, Part I*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or assistance to any organization or entity located outside the United States? *If "Yes," complete Schedule F, Part II*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or assistance to individuals located outside the United States? *If "Yes," complete Schedule F, Part III*	16		X
17	Did the organization report more than $15,000 on Part IX, column (A), line 11e? *If "Yes," complete Schedule G, Part I*	17		X
18	Did the organization report more than $15,000 total on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		X
19	Did the organization report more than $15,000 on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20	Did the organization operate one or more hospitals? *If "Yes," complete Schedule H*	20		X
21	Did the organization report more than $5,000 on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X
22	Did the organization report more than $5,000 on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5? *If "Yes," complete Schedule J*	23		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer questions 24b-24d and complete Schedule K. If "No", go to question 25*	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3) and 501(c)(4) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		
b	Did the organization become aware that it had engaged in an excess benefit transaction with a disqualified person from a prior year? *If "Yes," complete Schedule L, Part I*	25b		
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, or substantial contributor, or to a person related to such an individual? *If "Yes," complete Schedule L, Part III*	27		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
28	During the tax year, did any person who is a current or former officer, director, trustee, or key employee			
a	Have a direct business relationship with the organization (other than as an officer, director, trustee, or employee), or an indirect business relationship through ownership of more than 35% in another entity (individually or collectively with other person(s) listed in Part VII, Section A)? *If "Yes," complete Schedule L, Part IV*	28a		X
b	Have a family member who had a direct or indirect business relationship with the organization? *If "Yes," complete Schedule L, Part IV*	28b		X
c	Serve as an officer, director, trustee, key employee, partner, or member of an entity (or a shareholder of a professional corporation) doing business with the organization? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1*	34		X
35	Is any related organization a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35		X
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X

Part V Statements Regarding Other IRS Filings and Tax Compliance

					Yes	No
1a	Enter the number reported in Box 3 of Form 1096, Annual Summary and Transmittal of U S Information Returns. Enter -0- if not applicable	1a	19			
b	Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable	1b	0			
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c	X	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	8			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?			2b	X	
	Note. If the sum of lines 1a and 2a is greater than 250, you may be required to *e-file* this return (see instructions)					
3a	Did the organization have unrelated business gross income of $1,000 or more during the year covered by this return?			3a	X	
b	If "Yes," has it filed a Form 990-T for this year? *If "No," provide an explanation in Schedule O*			3b	X	
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?			4a		X
b	If "Yes," enter the name of the foreign country: ▶					
	See the instructions for exceptions and filing requirements for Form TD F 90-22 1, Report of Foreign Bank and Financial Accounts.					
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?			5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			5b		X
c	If "Yes," to question 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction?			5c		
6a	Did the organization solicit any contributions that were not tax deductible?			6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			6b		
7	**Organizations that may receive deductible contributions under section 170(c).**					
a	Did the organization provide goods or services in exchange for any quid pro quo contribution of more than $75?			7a		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?			7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			7c		
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d				
e	Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			7e		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?			7f		
g	For all contributions of qualified intellectual property, did the organization file Form 8899 as required?			7g		
h	For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?			7h		
8	**Section 501(c)(3) and other sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** Did the supporting organization, or a fund maintained by a sponsoring organization, have excess business holdings at any time during the year?			8		
9	**Section 501(c)(3) and other sponsoring organizations maintaining donor advised funds.**					
a	Did the organization make any taxable distributions under section 4966?			9a		
b	Did the organization make a distribution to a donor, donor advisor, or related person?			9b		
10	**Section 501(c)(7) organizations.** Enter: N/A					
a	Initiation fees and capital contributions included on Part VIII, line 12	10a				
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b				
11	**Section 501(c)(12) organizations.** Enter: N/A					
a	Gross income from members or shareholders	11a				
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b				
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?			12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year N/A	12b				

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Part VI **Governance, Management, and Disclosure** *(Sections A, B, and C request information about policies not required by the Internal Revenue Code.)*

Section A. Governing Body and Management

For each "Yes" response to lines 2-7b below, and for a "No" response to lines 8 or 9b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

			Yes	No
1a	Enter the number of voting members of the governing body	1a 13		
b	Enter the number of voting members that are independent	1b 13		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3		X
4	Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?	4		X
5	Did the organization become aware during the year of a material diversion of the organization's assets?	5		X
6	Does the organization have members or stockholders?	6	X	
7a	Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?	7a	X	
b	Are any decisions of the governing body subject to approval by members, stockholders, or other persons?	7b	X	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:			
a	The governing body?	8a	X	
b	Each committee with authority to act on behalf of the governing body?	8b	X	
9a	Does the organization have local chapters, branches, or affiliates?	9a	X	
b	If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?	9b	X	
10	Was a copy of the Form 990 provided to the organization's governing body before it was filed? All organizations must describe in Schedule O the process, if any, the organization uses to review the Form 990	10		X
11	Is there any officer, director or trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses in Schedule O*	11		X

Section B. Policies

			Yes	No
12a	Does the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	X	
b	Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X	
c	Does the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe in Schedule O how this is done*	12c	X	
13	Does the organization have a written whistleblower policy?	13	X	
14	Does the organization have a written document retention and destruction policy?	14	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision			
a	The organization's CEO, Executive Director, or top management official?	15a	X	
b	Other officers or key employees of the organization? Describe the process in Schedule O (see instructions)	15b		X
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ▶ NONE

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you make these available. Check all that apply.

☐ Own website ☐ Another's website ☒ Upon request

19 Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization. ▶

LEAH SELIG - 321-452-9490
105 MCLEOD STREET, MERRITT ISLAND, FL 32953

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Use Schedule J-2 if additional space is needed

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation, and **current** key employees Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers, key employees, highest compensated employees; and former such persons.

☐ Check this box if the organization did not compensate any officer, director, trustee, or key employee

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply): Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
LANCE VANDEBERG IMMEDIATE PAST PRESIDENT	2.00	X						0.	0.	0.
CYNTHIA KELLEY PRESIDENT	2.00	X						0.	0.	0.
MICHAEL HEACOCK SECRETARY	2.00	X						0.	0.	0.
JOANN P. DAVIS DIRECTOR	2.00	X						0.	0.	0.
JAMES JOHNSTON PRESIDENT-ELECT	2.00	X						0.	0.	0.
MITCH RIBAK DIRECTOR	2.00	X						0.	0.	0.
TIM HARBER DIRECTOR	2.00	X						0.	0.	0.
DONNA LINDEN DIRECTOR	2.00	X						0.	0.	0.
ALLEN WILLIS DIRECTOR	2.00	X						0.	0.	0.
AL TAYLOR TREASURER	2.00	X						0.	0.	0.
PAT CONNER DIRECTOR	2.00	X						0.	0.	0.
ED CIECIRSKI DIRECTOR	2.00	X						0.	0.	0.
DAVE GAUDREAU DIRECTOR	2.00	X						0.	0.	0.
LEAH M. SELIG EXECUTIVE DIRECTOR	40.00			X				84,998.	0.	14,832.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply): Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
1b Total ▶								84,998.	0.	14,832.

2 Total number of individuals (including those in 1a) who received more than $100,000 in reportable compensation from the organization ▶ 0

		Yes	No
3 Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including those in 1) who received more than $100,000 in compensation from the organization ▶ 0

Part VIII Statement of Revenue

			Business Code	(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1 a	Federated campaigns 1a					
	b	Membership dues 1b					
	c	Fundraising events 1c					
	d	Related organizations 1d					
	e	Government grants (contributions) 1e					
	f	All other contributions, gifts, grants, and similar amounts not included above 1f					
	g	Noncash contributions included in lines 1a-1f $					
	h	Total. Add lines 1a-1f ▶					
Program Service Revenue	2 a	MEMBERSHIP DUES & FEES	531390	826,643.	315,308.	511,335.	
	b	PHOTOGRAPHY FEES	531390	2,750.		2,750.	
	c						
	d						
	e						
	f	All other program service revenue					
	g	Total. Add lines 2a-2f ▶		829,393.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts) ▶		37,640.			37,640.
	4	Income from investment of tax-exempt bond proceeds ▶					
	5	Royalties ▶					
			(i) Real / (ii) Personal				
	6 a	Gross Rents					
	b	Less. rental expenses					
	c	Rental income or (loss)					
	d	Net rental income or (loss) ▶					
			(i) Securities / (ii) Other				
	7 a	Gross amount from sales of assets other than inventory					
	b	Less cost or other basis and sales expenses					
	c	Gain or (loss)					
	d	Net gain or (loss) ▶					
	8 a	Gross income from fundraising events (not including $ ____ of contributions reported on line 1c) See Part IV, line 18 a					
	b	Less direct expenses b					
	c	Net income or (loss) from fundraising events ▶					
	9 a	Gross income from gaming activities. See Part IV, line 19 a					
	b	Less direct expenses b					
	c	Net income or (loss) from gaming activities ▶					
	10 a	Gross sales of inventory, less returns and allowances a					
	b	Less: cost of goods sold b					
	c	Net income or (loss) from sales of inventory ▶					
		Miscellaneous Revenue	Business Code				
	11 a	MISCELLANEOUS	531390	49,463.	45,842.	3,621.	
	b	SUPPLIES	531390	25,608.		25,608.	
	c	LATE FEES	531390	22,916.	10,873.	12,043.	
	d	All other revenue	531390	8,330.		8,330.	
	e	Total. Add lines 11a-11d ▶		106,317.			
	12	Total Revenue. Add lines 1h, 2g, 3, 4, 5, 6d, 7d, 8c, 9c, 10c, and 11e ▶		973,350.	372,023.	563,687.	37,640.

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.
All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21				
2 Grants and other assistance to individuals in the U.S See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the U S See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	99,830.	79,864.	19,966.	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	227,268.	181,824.	45,444.	
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	8,831.	7,064.	1,767.	
9 Other employee benefits	37,136.	29,699.	7,437.	
10 Payroll taxes	23,797.	19,038.	4,759.	
11 Fees for services (non-employees)				
a Management				
b Legal	9,245.	9,245.		
c Accounting	25,002.		25,002.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other				
12 Advertising and promotion	2,073.	2,073.		
13 Office expenses	80,986.	66,323.	14,663.	
14 Information technology				
15 Royalties				
16 Occupancy	28,092.	24,737.	3,355.	
17 Travel	41,963.	37,887.	4,076.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	19,394.	12,587.	6,807.	
23 Insurance	1,859.	1,488.	371.	
24 Other expenses. Itemize expenses not covered above. (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below.)				
a MLS ACCESS FEES	179,283.	179,283.		
b MEMBER SERVICES	78,833.	78,833.		
c REPAIRS & MAINTENANCE	31,894.		31,894.	
d IMAPP FEES	14,718.	14,718.		
e TAXES	13,447.	13,447.		
f All other expenses	27,766.	25,045.	2,721.	
25 **Total functional expenses.** Add lines 1 through 24f	951,417.	783,155.	168,262.	0.
26 **Joint Costs.** Check here ▶ ☐ if following SOP 98-2. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X Balance Sheet

				(A) Beginning of year		(B) End of year
Assets	1	Cash - non-interest-bearing		177,652.	1	221,866.
	2	Savings and temporary cash investments		1,315,424.	2	1,048,176.
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		7,676.	4	4,649.
	5	Receivables from current and former officers, directors, trustees, key employees, or other related parties Complete Part II of Schedule L			5	
	6	Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B). Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use		47,988.	8	38,568.
	9	Prepaid expenses and deferred charges		86,491.	9	64,718.
	10a	Land, buildings, and equipment: cost basis	10a 357,111.			
	b	Less. accumulated depreciation. Complete Part VI of Schedule D	10b 216,623.	156,223.	10c	140,488.
	11	Investments - publicly traded securities			11	
	12	Investments - other securities. See Part IV, line 11		314,000.	12	106,240.
	13	Investments - program-related. See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11		81,231.	15	426,876.
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		2,186,685.	16	2,051,581.
Liabilities	17	Accounts payable and accrued expenses		248,960.	17	162,161.
	18	Grants payable			18	
	19	Deferred revenue		324,406.	19	254,168.
	20	Tax-exempt bond liabilities			20	
	21	Escrow account liability Complete Part IV of Schedule D			21	
	22	Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable			24	
	25	Other liabilities Complete Part X of Schedule D			25	
	26	**Total liabilities.** Add lines 17 through 25		573,366.	26	416,329.
Net Assets or Fund Balances		**Organizations that follow SFAS 117, check here ▶ [X] and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		1,613,319.	27	1,635,252.
	28	Temporarily restricted net assets			28	
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117, check here ▶ [ ] and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building, or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		1,613,319.	33	1,635,252.
	34	Total liabilities and net assets/fund balances		2,186,685.	34	2,051,581.

Part XI Financial Statements and Reporting

			Yes	No
1	Accounting method used to prepare the Form 990: [ ] Cash [X] Accrual [ ] Other			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
b	Were the organization's financial statements audited by an independent accountant?	2b	X	
c	If "Yes" to lines 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X	
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		X
b	If "Yes," did the organization undergo the required audit or audits?	3b		

SCHEDULE C (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527

▶ To be completed by organizations described below.
▶ Attach to Form 990 or Form 990-EZ.

OMB No 1545-0047

2008

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If the organization answered "Yes," to Form 990, Part IV, line 3, or Form 990-EZ, Part VI, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations: Complete Parts I-A and B Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations· Complete Parts I-A and C below. Do not complete Part I-B
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes," to Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h))· Complete Part II-B. Do not complete Part II-A

If the organization answered "Yes," to Form 990, Part IV, line 5 (Proxy Tax), then

- Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of organization	Employer identification number
SPACE COAST ASSOCIATION OF REALTORS, INC	23-1250368

Part I-A **To be completed by all organizations exempt under section 501(c) and section 527 organizations.**

See the instructions for Schedule C for details.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV.

2 Political expenditures ▶ $

3 Volunteer hours

Part I-B **To be completed by all organizations exempt under section 501(c)(3).**

See the instructions for Schedule C for details.

1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ $

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ $

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? ☐ Yes ☐ No

4a Was a correction made? ☐ Yes ☐ No

b If "Yes," describe in Part IV.

Part I-C **To be completed by all organizations exempt under section 501(c), except section 501(c)(3).**

See the instructions for Schedule C for details.

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ $

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ▶ $

3 Total of direct and indirect exempt function expenditures. Add lines 1 and 2 and enter here and on Form 1120-POL, line 17b ▶ $

4 Did the filing organization file **Form 1120-POL** for this year? ☐ Yes ☐ No

5 State the names, addresses and employer identification number (EIN) of all section 527 political organizations to which payments were made Enter the amount paid and indicate if the amount was paid from the filing organization's funds or were political contributions received and promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	**(b)** Address	**(c)** EIN	**(d)** Amount paid from filing organization's funds. If none, enter -0-	**(e)** Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.

Part II-A **To be completed by organizations exempt under section 501(c)(3) that filed Form 5768 (election under section 501(h)).** See the instructions for Schedule C for details

A Check ▶ ☐ if the filing organization belongs to an affiliated group

B Check ▶ ☐ if the filing organization checked box A and "limited control" provisions apply

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	(a) Filing organization's totals	(b) Affiliated group totals
1a Total lobbying expenditures to influence public opinion (grassroots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)		
c Total lobbying expenditures (add lines 1a and 1b)		
d Other exempt purpose expenditures		
e Total exempt purpose expenditures (add lines 1c and 1d)		
f Lobbying nontaxable amount. Enter the amount from the following table in both columns		

If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:
Not over $500,000	20% of the amount on line 1e.
Over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000
Over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000
Over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000
Over $17,000,000	$1,000,000.

	(a) Filing organization's totals	(b) Affiliated group totals
g Grassroots nontaxable amount (enter 25% of line 1f)		
h Subtract line 1g from line 1a. Enter -0- if line g is more than line a		
i Subtract line 1f from line 1c. Enter -0- if line f is more than line c		

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? ☐ Yes ☐ No

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 2a through 2f of the instructions.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) Total
2a Lobbying non-taxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots non-taxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Part II-B **To be completed by organizations exempt under section 501(c)(3) that have NOT filed Form 5768 (election under section 501(h)).** See the instructions for Schedule C for details

		(a) Yes	(a) No	(b) Amount
1	During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a	Volunteers?			
b	Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c	Media advertisements?			
d	Mailings to members, legislators, or the public?			
e	Publications, or published or broadcast statements?			
f	Grants to other organizations for lobbying purposes?			
g	Direct contact with legislators, their staffs, government officials, or a legislative body?			
h	Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means?			
i	Other activities? If "Yes," describe in Part IV			
j	Total lines 1c through 1i			
2a	Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b	If "Yes," enter the amount of any tax incurred under section 4912			
c	If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d	If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A **To be completed by all organizations exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).** See the instructions for Schedule C for details

			Yes	No
1	Were substantially all (90% or more) dues received nondeductible by members?	1		X
2	Did the organization make only in-house lobbying expenditures of $2,000 or less?	2		X
3	Did the organization agree to carryover lobbying and political expenditures from the prior year?	3		X

Part III-B **To be completed by all organizations exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) if BOTH Part III-A, questions 1 and 2 are answered "No" OR if Part III-A, question 3 is answered "Yes."** See Schedule C instructions for details

1	Dues, assessments and similar amounts from members	1	277,758.
2	Section 162(e) non-deductible lobbying and political expenditures **(do not include amounts of political expenses for which the section 527(f) tax was paid).**		
a	Current year	2a	
b	Carryover from last year	2b	
c	Total	2c	
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4	If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	
5	Taxable amount of lobbying and political expenditures (line 2c total minus 3 and 4)	5	

Part IV **Supplemental Information**

Complete this part to provide the descriptions required for Part I-A, line 1; Part I-B, line 4, Part I-C, line 5; and Part II-B, line 1i Also, complete this part for any additional information.

Schedule D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

▶ Attach to Form 990. To be completed by organizations that answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11, or 12.

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Name of the organization: SPACE COAST ASSOCIATION OF REALTORS, INC

Employer identification number: 23-1250368

Part I **Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" to Form 990, Part IV, line 6

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate contributions to (during year)		
3	Aggregate grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds may be used only for charitable purposes and not for the benefit of the donor or donor advisor or other impermissible private benefit? ☐ Yes ☐ No

Part II **Conservation Easements.** Complete if the organization answered "Yes" to Form 990, Part IV, line 7

1 Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or pleasure)
☐ Preservation of an historically important land area
☐ Protection of natural habitat
☐ Preservation of certified historic structure
☐ Preservation of open space

2 Complete lines 2a-2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

			Held at the End of the Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 8/17/06	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable year ▶ ______

4 Number of states where property subject to conservation easement is located ▶ ______

5 Does the organization have a written policy regarding the periodic monitoring, inspection, violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff or volunteer hours devoted to monitoring, inspecting, and enforcing easements during the year ▶ ______

7 Amount of expenses incurred in monitoring, inspecting, and enforcing easements during the year ▶ $ ______

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III **Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.** Complete if the organization answered "Yes" to Form 990, Part IV, line 8

1a If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenues included in Form 990, Part VIII, line 1 ▶ $ ______

(ii) Assets included in Form 990, Part X ▶ $ ______

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items:

a Revenues included in Form 990, Part VIII, line 1 ▶ $ ______

b Assets included in Form 990, Part X ▶ $ ______

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Part III | Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's accession and other records, check any of the following that are a significant use of its collection items (check all that apply):

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange programs
e ☐ Other ____

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV | Trust, Escrow and Custodial Arrangements. Complete if organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV and complete the following table:

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV

Part V | Endowment Funds. Complete if organization answered "Yes" to Form 990, Part IV, line 10

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Investment earnings or losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the year end balance held as

a Board designated or quasi-endowment ▶ ____ %

b Permanent endowment ▶ ____ %

c Term endowment ▶ ____ %

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

		Yes	No
(i) unrelated organizations	3a(i)		
(ii) related organizations	3a(ii)		
b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIV the intended uses of the organization's endowment funds

Part VI | Investments - Land, Buildings, and Equipment. See Form 990, Part X, line 10

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Depreciation	(d) Book value
1a Land	71,610.			71,610.
b Buildings	104,571.		92,727.	11,844.
c Leasehold improvements	69,776.		35,162.	34,614.
d Equipment	111,154.		88,734.	22,420.
e Other				
Total. Add lines 1a-1e. *(Column (d) should equal Form 990, Part X, column (B), line 10(c).)* ▶				140,488.

Part VII Investments - Other Securities. See Form 990, Part X, line 12

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Financial derivatives and other financial products		
Closely-held equity interests		
Other CERTIFICATES OF DEPOSIT	106,240.	COST
Total. (Col (b) should equal Form 990, Part X, col (B) line 12.) ▶	106,240.	

Part VIII Investments - Program Related. See Form 990, Part X, line 13

(a) Description of investment type	(b) Book value	(c) Method of valuation. Cost or end-of-year market value
Total. (Col (b) should equal Form 990, Part X, col (B) line 13.) ▶		

Part IX Other Assets. See Form 990, Part X, line 15.

(a) Description	(b) Book value
SOFTWARE, NET OF AMORTIZATION	1,160.
INTEREST RECEIVABLE	1,556.
CONSTRUCTION IN PROGRESS	424,160.
Total. *(Column (b) should equal Form 990, Part X, col (B) line 15)* ▶	426,876.

Part X Other Liabilities. See Form 990, Part X, line 25

(a) Description of liability	(b) Amount
Federal income taxes	
Total. *(Column (b) should equal Form 990, Part X, col (B) line 25.)* ▶	

In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48

Part XI Reconciliation of Change in Net Assets from Form 990 to Financial Statements

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	973,350.
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	951,417.
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	21,933.
4	Net unrealized gains (losses) on investments	4	
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	
8	Other (Describe in Part XIV)	8	
9	Total adjustments (net) Add lines 4-8	9	0.
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	21,933.

Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements			1	973,350.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIV)	2d			
e	Add lines **2a** through **2d**			2e	0.
3	Subtract line **2e** from line **1**			3	973,350.
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIV)	4b			
c	Add lines **4a** and **4b**			4c	0.
5	Total revenue. Add lines **3** and **4c.** (This should equal Form 990, Part I, line 12.)			5	973,350.

Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements			1	951,417.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Losses reported on Form 990, Part IX, line 25	2c			
d	Other (Describe in Part XIV)	2d			
e	Add lines **2a** through **2d**			2e	0.
3	Subtract line **2e** from line **1**			3	951,417.
4	Amounts included on Form 990, Part IX, line 25, but not on line **1**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIV)	4b			
c	Add lines **4a** and **4b**			4c	0.
5	Total expenses Add lines **3** and **4c.** (This should equal Form 990, Part I, line 18.)			5	951,417.

Part XIV Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, Part XI, line 8; Part XII, lines 2d and 4b; and Part XIII, lines 2d and 4b

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

▶ Attach to Form 990. To be completed by organizations to provide additional information for responses to specific questions for the Form 990 or to provide any additional information.

OMB No 1545-0047

2008

Open to Public Inspection

Name of the organization	Employer identification number
SPACE COAST ASSOCIATION OF REALTORS, INC	23-1250368

FORM 990, PART VI, SECTION A, LINE 6: THE ASSOCIATION HAS MEMBERS.

FORM 990, PART VI, SECTION A, LINE 7A: AN ANNUAL ELECTION IS HELD EVERY SEPTEMBER. CANDIDATES FOR THE BOARD SUBMIT A RESUME WHICH IS POSTED WITH THE BALLOT. MEMBERS VOTE ELECTRONICALLY.

FORM 990, PART VI, SECTION A, LINE 7B: RECOMMENDATIONS OF THE BOARD THAT ARE SUBJECT TO MEMBERSHIP APPROVAL ARE SUBMITTED TO THE MEMBERSHIP, CLEARLY STATING WHAT THE MEMBERS ARE VOTING ON. EACH MEMBER IS ENTITLED TO ONE VOTE. A QUORUM OF 10% IS REQUIRED TO CONDUCT THE VOTE. UNLESS OTHERWISE STATED IN THE BYLAWS, A SIMPLE MAJORITY OF THE VOTES CAST IS REQUIRED FOR THE RECOMMENDATION TO BE APPROVED.

FORM 990, PART VI, SECTION A, LINE 10: THE BOARD OF DIRECTORS WILL REVIEW THE FORM 990 PRIOR TO FILING. THIS REVIEW WILL BE DONE AT A REGULAR MEETING OF THE BOARD OF DIRECTORS WITH A QUORUM PRESENT. A QUORUM OF DIRECTORS IS A MAJORITY OF THE ELECTED DIRECTORS PRESENT AT THE MEETING.

FORM 990, PART VI, SECTION B, LINE 12C: AT THE BEGINNING OF EACH BOARD OF DIRECTORS' MEETING, THE PRESIDENT READS A CONFLICT OF INTEREST STATEMENT. AT THAT TIME EACH DIRECTOR WITH A KNOW CONFLICT WOULD DISCLOSE THAT CONFLICT AND THE DIRECTORS WOULD VOTE WHETHER IT IS AN ACTUAL CONFLICT OR NOT. IF IT IS DETERMINED TO BE A CONFLICT OF INTEREST, THAT DIRECTOR WOULD NOT PARTICIPATE IN ANY DISCUSSION RELATIVE TO THE CONFLICT.

FORM 990, PART VI, SECTION B, LINE 15: EVERY THREE YEARS THE BOARD OF

SCHEDULE O (Form 990) Department of the Treasury Internal Revenue Service	**Supplemental Information to Form 990** ▶ Attach to Form 990. To be completed by organizations to provide additional information for responses to specific questions for the Form 990 or to provide any additional information.	OMB No 1545-0047 **2008** Open to Public Inspection

Name of the organization	Employer identification number
SPACE COAST ASSOCIATION OF REALTORS, INC	23-1250368

DIRECTORS REVIEWS THE EMPLOYMENT CONTRACT OF THE CEO. DURING THAT PROCESS THE SALARY OF THE CEO IS REVIEWED AND BASED ON HISTORICAL JOB PERFORMANCE AND SALARY STATISTICS FROM THE AMERICAN SOCIETY OF ASSOCIATION EXECUTIVES AND/OR SALARY STATISTICS FROM THE NATIONAL ASSOCIATION OF REALTORS AND/OR FLORIDA ASSOCIATION OF REALTORS. ON AN ANNUAL BASIS THE BUDGET AND FINANCE COMMITTEE RECOMMENDS TO THE BOARD OF DIRECTORS COST OF LIVING ADJUSTMENTS TO THE CEO SALARY PURSUANT TO THE EMPLOYMENT CONTRACT. ALL SALARY ADJUSTMENTS ARE REVIEWED AND APPROVED BY THE BUDGET AND FINANCE COMMITTEE AND THE BOARD OF DIRECTORS.

FORM 990, PART VI, SECTION C, LINE 19: THE GOVERNING DOCUMENTS ARE ON THE ASSOCIATION'S WEBSITE. THE PREVIOUS 3 YEARS' IRS FORM 990 ARE AVAILABLE IN A BINDER FOR INSPECTION UPON REQUEST. PUBLIC INSPECTION OF OTHER FINANCIAL STATEMENTS ARE AVAILABLE BY WRITTEN REQUEST OF THE PARTY, SUBJECT TO ADVICE OF CPA AND ATTORNEY.

FORM 990, PART X, BEGINNING BALANCES

THE BEGINNING OF YEAR BALANCES OF UNRESTRICTED NET ASSETS AND PREPAID EXPENSES HAVE BEEN RESTATED TO CORRECT AN OVERSTATEMENT OF 2007 INCOME TAX EXPENSE. THE EFFECT OF THE RESTATEMENT WAS TO INCREASE NET ASSETS BY $46,744 AND INCREASE THE ASSET PREPAID EXPENSES BY THE SAME AMOUNT.

Space Coast Association of REALTORS [001093]
Depreciation Expense
Financial

01/01/2008 - 12/31/2008

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Bus./ Inv. %	Sec. 179/ Bonus/ (Cur. Yr. Only)	Salvage/ Basis Adj.	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation/ (Sec. 179)	Total Depreciation/ (Sec. 179)
Building												
71		Structure	1/1/1973	SL / N/A	15.0000	37,787.00	100 0000	0.00	0 00	37,787.00	0.00	37,787.00
72		Building	11/1/1976	SL / N/A	38.0000	354 00	100 0000	0.00	0.00	290.83	9 32	300.15
73		Auditorium Remc	8/1/1973	SL / N/A	36.0000	850.00	100 0000	0.00	0.00	694.65	23.61	718.26
74		Flag Pole	11/15/1990	SL / N/A	8.0000	576 40	100.0000	0 00	0 00	576.40	0.00	576.40
75		Building	11/15/1999	SL / N/A	5.0000	500 00	100.0000	0.00	0.00	500.00	0.00	500.00
76		Roof	7/1/1993	SL / N/A	31.0000	6,750.00	100.0000	0 00	0.00	3,140.51	217 74	3,358.25
77		Structure	9/1/1973	SL / N/A	40.0000	57,754 00	100.0000	0.00	0.00	48,042.51	1,443.85	49,486 36
Subtotal: Building						104,571.40		0.00	0.00	91,031.90	1,694.52	92,726.42
Less dispositions and exchanges:						0.00		0 00	0.00	0.00	0 00	0 00
Net for: Building						104,571.40		0.00	0.00	91,031.90	1,694.52	92,726 42
Building Improvements												
81		Air Conditioner	6/1/2002	SL / N/A	5.0000	6,475.00	100 0000	0.00	0 00	6,475.00	0.00	6,475 00
82		Sewer Line	10/1/2002	SL / N/A	5.0000	3,757.00	100.0000	0.00	0.00	3,756.96	0 04	3,757.00
83		Carpeting	10/1/2004	SL / N/A	5 0000	5,098.60	100 0000	0 00	0.00	3,229 20	1,019 72	4,248 92
Subtotal: Building Improvements						15,330.60		0 00	0.00	13,461.16	1,019.76	14,480.92
Less dispositions and exchanges:						0 00		0 00	0.00	0.00	0 00	0.00
Net for: Building Improvements						15,330.60		0.00	0.00	13,461.16	1,019.76	14,480.92
Equipment												
3		Projector	12/15/1999	SL / N/A	5.0000	4,732 00	100.0000	0.00	0 00	4,732.00	0 00	4,732 00
6		Telephones	4/1/1999	SL / N/A	5.0000	6,179.69	100.0000	0.00	0 00	6,179.69	0.00	6,179 69
7		Laser Printer	11/1/1987	SL / N/A	5.0000	2,100 00	100.0000	0.00	0 00	2,100.00	0.00	2,100.00
10		VCR	4/1/1988	SL / N/A	5.0000	338.14	100.0000	0.00	0.00	338.14	0.00	338.14
11		Camera	9/1/1988	SL / N/A	5.0000	313.52	100.0000	0.00	0 00	313.52	0 00	313 52
15		LazyBoy	9/1/1989	SL / N/A	5.0000	409.96	100 0000	0.00	0.00	409.96	0 00	409.96
16		Chair	10/1/1989	SL / N/A	5.0000	409.96	100.0000	0.00	0.00	409.96	0 00	409 96
26		Fax Machine - Sh	2/1/2000	SL / N/A	5.0000	2,008.70	100.0000	0 00	0 00	2,008.70	0 00	2,008 70
28		Telephones	7/31/1995	SL / N/A	5.0000	1,000 00	100.0000	0.00	0.00	1,000 00	0 00	1,000 00
29		Lateral Files	1/31/1996	SL / N/A	5 0000	508.80	100.0000	0.00	0 00	508 80	0.00	508 80
31		Cubicles	4/30/1996	SL / N/A	5.0000	12,572.08	100.0000	0 00	0 00	12,572.08	0 00	12,572.08
32		Conference Chai	3/31/1996	SL / N/A	5.0000	6,258 21	100.0000	0.00	0 00	6,258.21	0.00	6,258.21
40		Air Conditioner	4/7/1999	SL / N/A	5.0000	1,260.00	100.0000	0.00	0 00	1,260.00	0 00	1,260.00
42		MLS Computer	9/1/2000	SL / N/A	5.0000	1,138.43	100.0000	0.00	0.00	1,138.43	0 00	1,138.43
43		Laptop	10/1/2000	SL / N/A	5.0000	2,302 00	100 0000	0.00	0.00	2,302.00	0 00	2,302 00
45	D	Monitor	1/1/2001	SL / N/A	5.0000	337.08	100.0000	0.00	0.00	337.08	0.00	337.08
51		Dell Server	9/15/2002	SL / N/A	5.0000	6,132.09	100.0000	0 00	0.00	6,131 99	0.00	6,131 99
53	D	PC Upgrades (5)	11/13/2002	SL / N/A	5.0000	5,013.80	100.0000	0 00	0.00	5,013 72	0.00	5,013 72
54		Disc Maker	11/13/2002	SL / N/A	3.0000	2,997 68	100.0000	0.00	0 00	2,997.68	0.00	2,997.68
55		Telephone Head:	2/15/2003	SL / N/A	5 0000	927.50	100.0000	0.00	0.00	927 48	0 02	927.50
56		Flat Screen Com	2/15/2003	SL / N/A	5 0000	2,200.00	100.0000	0.00	0 00	2,199.96	0 04	2,200.00
57		Digital Camera	12/15/2003	SL / N/A	5.0000	575.01	100.0000	0 00	0 00	574.93	0 08	575 01
58		10 Laptops-MLS	5/31/2004	SL / N/A	5.0000	18,701 42	100 0000	0.00	0 00	13,402.67	3,740 28	17,142 95
63		Dell Laptop Com	1/1/2005	SL / N/A	5 0000	2,820.56	100.0000	0 00	0.00	1,692.35	564.11	2,256.46

Space Coast Association of REALTORS [001093]
Depreciation Expense
Financial

01/01/2008 - 12/31/2008

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Bus./ Inv. %	Sec. 179/ Bonus/ (Cur. Yr. Only)	Salvage/ Basis Adj.	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation/ (Sec. 179)	Total Depreciation/ (Sec. 179)
Equipment												
64		Color Laser Print	4/1/2005	SL / N/A	5 0000	2,644.70	100.0000	0.00	0.00	1,410.54	528 94	1,939.48
65		Laptop Compute	7/1/2005	SL / N/A	5 0000	2,536 58	100.0000	0.00	0.00	1,226.08	507.32	1,733 40
66		Computers (4)	11/1/2005	SL / N/A	5 0000	6,472.96	100 0000	0.00	0 00	2,697.16	1,294 59	3,991.75
85		Paper Folder	9/1/2006	SL / N/A	5 0000	624.34	100 0000	0.00	0.00	166 54	124.87	291.41
86		Supra Laptop	11/1/2006	SL / N/A	5.0000	1,420 32	100.0000	0 00	0.00	331.38	284.06	615 44
87		Education Laptoj	12/1/2006	SL / N/A	5.0000	2,088.83	100.0000	0 00	0 00	452 53	417.77	870 30
88		Video Equipment	3/1/2007	M / HY	5 0000	1,307.92	100 0000	0.00	0.00	218.00	435 97	653.97
89		Projection Equipi	6/1/2007	SL / N/A	5.0000	2,148 00	100.0000	0.00	0.00	250 60	429 60	680 20
90		Biz Hub Scanner	6/1/2007	SL / N/A	5.0000	8,962.30	100.0000	0 00	0 00	1,045.66	1,792 46	2,838 12
91		SQL 5.0 Server	12/1/2007	SL / N/A	5.0000	7,062.24	100 0000	0 00	0.00	117 71	1,412 45	1,530 16
Subtotal. Equipment						116,504.82		0.00	0.00	82,725.55	11,532 56	94,258.11
Less dispositions and exchanges:						5,350 88		0.00	0.00	5,350.80	0 00	5,350.80
Net for: Equipment						111,153 94		0.00	0.00	77,374.75	11,532.56	88,907.31
Remodeling												
78		Building	3/1/1996	SL / N/A	39.0000	38,935.59	100.0000	0.00	0.00	11,730.77	998 35	12,729 12
79		Pave Parking Lot	12/1/1996	SL / N/A	15 0000	6,458 00	100.0000	0 00	0.00	4,735.83	430.53	5,166.36
80		Remodeling	12/1/1996	SL / N/A	39.0000	9,051 46	100.0000	0 00	0.00	2,552.91	232 09	2,785.00
Subtotal: Remodeling						54,445.05		0.00	0.00	19,019.51	1,660.97	20,680.48
Less dispositions and exchanges:						0.00		0.00	0 00	0.00	0 00	0.00
Net for: Remodeling						54,445.05		0.00	0.00	19,019.51	1,660.97	20,680.48
Software												
59		Adobe Software	9/1/2000	SL / N/A	5.0000	604.94	100 0000	0.00	0.00	604 94	0 00	604 94
60		Server Software	12/31/2002	SL / N/A	5.0000	1,690.49	100.0000	0.00	0.00	1,690 43	0 06	1,690.49
61		Zatafax Software	12/31/2002	SL / N/A	5 0000	875.00	100.0000	0.00	0 00	874.92	0 00	874 92
62		SQL Server	2/2/2004	SL / N/A	5.0000	16,800.00	100.0000	0.00	0 00	12,880.00	3,360.00	16,240.00
67		MMSI	11/15/1999	SL / N/A	5.0000	26,242 00	100 0000	0.00	0.00	26,242.00	0 00	26,242 00
68		NRDS Software	11/15/1999	SL / N/A	5.0000	2,400.00	100.0000	0.00	0.00	2,400.00	0.00	2,400 00
69		Web Site	6/1/2000	SL / N/A	3 0000	6,785.00	100.0000	0.00	0.00	6,785.00	0.00	6,785 00
70		Office XP	11/1/2002	SL / N/A	5.0000	2,550 15	100.0000	0 00	0 00	2,550.06	0.00	2,550 06
84		Offutt Software Ir	1/9/2006	SL / FM	5.0000	1,500 00	100.0000	0 00	0 00	600 00	300.00	900 00
Subtotal: Software						59,447.58		0.00	0.00	54,627.35	3,660.06	58,287.41
Less dispositions and exchanges:						0 00		0 00	0.00	0.00	0 00	0 00
Net for: Software						59,447.58		0.00	0.00	54,627.35	3,660.06	58,287.41
Subtotal:						350,299.45		0.00	0.00	260,865.47	19,567.87	280,433.34
Less dispositions and exchanges:						5,350.88		0 00	0 00	5,350 80	0.00	5,350.80
Grand Totals:						344,948.57		0.00	0.00	255,514.67	19,567.87	275,082.54

357,111 Form 990 Part X line 10a
59,448 Software included in Pt x ln 15
416,559 Total

133,970 Land
(62,360) Like kind adjustment
416,559 Total